



MEMORANDUM

TO: Town Council

FROM: Planning Commission

DATE: October 7, 2004

SUBJECT: Ordinance 1369 - An Ordinance Amending the Blacksburg Town Code Appendix A, Zoning, and Appendix B, Subdivision Ordinance to Incorporate Changes Recommended upon the Annual Review of the Zoning and Subdivision Ordinances

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Planning Commission Recommendation: APPROVAL

For: Howard, Jones, Lancaster, Newcomb, Novak, Oliver, Stewart

Against:

Abstain:

Absent:

In so recommending approval of this Ordinance, the Planning Commission finds the recommended changes to the Zoning and Subdivision Ordinance to be in conformity with the Comprehensive Plan. The proposed map and text amendments will further the purposes of the Zoning Ordinance and the general welfare of the entire community.

AN ORDINANCE AMENDING THE BLACKSBURG TOWN CODE, APPENDIX A,
ZONING, AND APPENDIX B, SUBDIVISION, TO INCORPORATE CHANGES
RECOMMENDED UPON THE ANNUAL REVIEW OF THE ZONING AND
SUBDIVISION ORDINANCES

WHEREAS, the Town of Blacksburg Planning Commission held a public hearing
on this matter on September 7, 2004, and recommended the amendments included in this
Ordinance.

WHEREAS, the first reading of this Ordinance was held on September 14, 2004.

WHEREAS, legal notice and advertisement have been provided as required by
law.

WHEREAS, the public necessity, convenience, general welfare, and good zoning
practice require such action.

BE IT ORDAINED by the Council of the town of Blacksburg that Appendix A, Zoning
Ordinance, and Appendix B, Subdivision Ordinance, Blacksburg Town Code (1998), as
amended, and reordained as follows:

1. Section 1237(c), Zoning Ordinance, Blacksburg Town Code (1998), as amended,
is amended and reordained as follows:

Sec. 1237 Nonconforming Signs.

* * *

(c) A permit shall be required for the repair or modification, including a change in
sign faces, of any nonconforming sign. Sign faces or messages may be replaced on any
nonconforming sign, provided no structural changes are required to make the
replacement. The town council finds that a legal nonconforming sign structure or use

(a) Minimum lot requirements

- (2) Lot frontage 45 ft, *except that a subdivided, two-family dwelling constructed on a lot having 45 feet or greater lot frontage may divide the lot frontage in half.*

* * *

(c) Minimum setback requirements

- (1) Front yard 35 feet (may be reduced to 25 feet for use with parking in the rear or may be reduced to 20 feet for use in the Historic Overlay District)

* * *

4. Section 3062(a)(2), Zoning Ordinance, Blacksburg Town Code (1998), as amended, is amended and reordained as follows:

Sec. 3062. Site Development Regulations

* * *

(a) Minimum lot requirements

- (2) Lot frontage 40 feet, *except that a subdivided, two-family dwelling constructed on a lot having 40 feet or greater lot frontage may divide the lot frontage in half.*

* * *

5. Section 3082 (a)(2), Zoning Ordinance, Blacksburg Town Code (1998), as amended, is amended and reordained as follows:

Sec. 3082 Site Development Regulations.

(a) Minimum lot requirements

* * *

Sec. 3151 Permitted Uses.

* * *

(a) The following uses and structures are permitted by right subject to all other applicable requirements contained in this Ordinance:

Commercial*

Brew Pub

* * *

9. Section 3151(b), Zoning Ordinance, Blacksburg Town Code (1998), as amended, is amended and reordained as follows:

Sec. 3151 Permitted Uses.

* * *

(b) The following uses may be permitted with a Special Use Permit:

Civic

Club

* * *

10. Section 3182, Zoning Ordinance, Blacksburg Town Code (1998), as amended, is amended and reordained as follows:

Sec. 3182 Site Development Regulations.

* * *

(a) Minimum lot size: 15,000 square feet, except *that townhouses and two-family dwellings constructed on a 15,000 square foot or larger lot may be divided long the common wall or walls.*

* * *

- (2) *Parking shall be located behind the front line of the principal building. The Planning Commission or the Zoning Administrator may grant an exception to this requirement where necessary due to the shallow depth of a parcel, the location of existing mature trees, or other similar circumstances.*
- (3) *Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood. Sufficient screening meeting the standards of Article V, Division 3 of this ordinance shall be provided to screen and diffuse noise impacts on adjacent residences. A type C buffer yard shall be required when a loading area is located adjacent to a residential use.*
- (4) *The street elevation of the principal structure shall have at least one street-oriented entrance, and contain the principal windows of the store.*
- (5) *The use of tractor-trailers or similarly sized vehicles is prohibited for any type of delivery of goods produced on-site for off-site sales or consumption.*
- (6) *A maximum of one delivery vehicle is permitted.*

(b) Additional Standards in the DC district:

- (1) *Delivery activities for beer produced on-site for off-site sales and consumption shall be limited to non-peak traffic hours at the use site.*

* * *

14. Section 4231(b), Zoning Ordinance, Blacksburg Town Code (1998), as amended, is amended and reordained as follows:

Sec. 4231 Townhouse.

* * *

(b) General Standards:

- (13) The floor to area ratio shall be computed as the gross floor area of *all dwelling units to the parent parcel* ~~the individual dwelling unit to that unit's lot area.~~

* * *

18 17. This ordinance shall be effective on and after the date of its adoption.

Mayor

ATTEST:

Town Clerk

1st Reading: _____

2nd Reading & Adoption: _____